



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: November 15, 2016

LAND USE NUMBER: LUA16-000864, ECF, PP, PPUD

PROJECT NAME: Sunset's Edge Townhomes

PROJECT DESCRIPTION: The applicant is requesting a Preliminary Planned Urban Development (PPUD), Preliminary Plat (PP) and Environmental (SEPA) Review for the construction of a 16 townhomes. The vacant 0.9 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of 16 separate multi-family residential structures resulting in a net density of 22.8 du/ac. The subject site is consists of three separate, but adjacent tax parcels located at 701-707 Sunset Blvd NE, just northwest of its intersection with NE 7th St. The plat is proposed to be subdivided into 16 lots and 2 tracts. The applicant would dedicate 8,555 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 887 sf to 3,576 sf with an average lot size of 1,445 sf. Access to the undeveloped site is proposed via single road at the midpoint of the development from Sunset Blvd NE. The PPUD would be used to vary development standards (such as lot size, building setbacks, impervious surface area, and building coverage), street standards, parking requirements, and refuse and recycling. The applicant has proposed enhanced open space, superior pedestrian and vehicular circulation, pedestrian amenities, guest parking, and landscaping as a public benefit.

The eastern two-thirds of the site are relatively level. The western third of the site consists of a moderate to steep slope which descends to the west at grades of 50 to 60 percent and represent an elevation change of 15 to 20 feet. There are moderate to steep slopes, high erosion hazards, and high landslide hazards mapped in the area. The applicant has proposed to retain five (5) of the 17 significant trees onsite. The applicant has submitted a Preliminary Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

PROJECT LOCATION: 701-707 Sunset Blvd NE, Renton, WA 98056 (APNs 311990-0011, -0010, -0005)

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: November 9, 2016

NOTICE OF COMPLETE APPLICATION: November 15, 2016

APPLICANT/PROJECT CONTACT PERSON: Jacob Young, Citizen Design Collaborative / 46 Etruria Street, Suite 201
Seattle, WA 98109 / 206-853-8055 / jyoung@collaborativeco.com

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Sunset's Edge Townhomes / LUA16-000864, ECF, PP, PPUD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____



Permits/Review Requested:	Environmental (SEPA) Review, Preliminary Planned Urban Development and Preliminary Plat
Other Permits which may be required:	Building Permit, Construction Permit, Fire Permit, Sign Permit
Requested Studies:	Preliminary Technical Information Report, Arborist Report and Geotechnical Engineering Study
Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	<u>Public hearing is tentatively scheduled for January 17, 2017 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.</u>
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated Residential High Density (RHD) on the City of Renton Comprehensive Land Use Map and Residential Multi-Family (RMF), Urban Design District B on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-3-050; RMC 4-2-110A; RMC 4-9-150; RMC 4-6-060 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***The applicant shall comply with the recommendations found in the Geotechnical Engineering Study or an updated geotechnical report approved by the Plan Reviewer at a later date.***

Comments on the above application must be submitted in writing to Clark Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on November 29, 2016. This matter is also tentatively scheduled for a public hearing on January 17, 2017, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Sunset's Edge Townhomes / LUA16-000864, ECF, PP, PPUD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

CONTACT PERSON: Clark Close, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

